

## 5916 E. Los Angeles Ave, Simi Valley, CA. 93063 (Ventura County)

### Property Specifications (updated May 31, 2026)

- The property is zoned **CPD**.
- The lot is approximately **19,602** square feet and is fully secured by a 6-foot steel fence.
- The building is approximately **3,280** square feet.
- The building includes two offices, each approximately **11.5 feet by 9.5 feet**; a lunch room approximately **11.5 feet by 8 feet**; a mechanical/storage room approximately **11.5 feet by 8 feet**; and a bathroom approximately **7 feet by 8 feet**.
- The main open area is approximately **71 feet by 32 feet**, with approximately 20 feet high ceiling, with an additional open area near the entrance/windows of approximately **9.5 feet by 56 feet** with lower ceiling. (approx. 9 ft high)
- The parking lot area is approximately **112 feet by 72 feet**, with **20** parking spaces plus **2** handicap spaces.
- Adjacent to the building, there is a fenced and screened yard, approximately **77 feet by 50 feet**, with two doors to the building, in addition to one gate, and one double gate to the parking lot.
- The building has water and electricity service, but no gas service.
- The building is served by two HVAC/AC units.
- The bathroom is served by a septic system.
- The building has a 24/7 monitored alarm system, plus two exterior cameras covering the parking lot and AC units. The alarm/camera service may be transferable to a new tenant, subject to account setup, service-provider requirements, and final lease terms.
- There is an exterior large storage shed approximately **49 ft x 13 ft x 10 ft**
- And a smaller exterior shed approximately **13 ft x 9ft x 8 ft**
- Property taxes in 2025 were **\$5,232**.
- The latest Building + Liability insurance quote I received in May 2026 for the whole year was **\$5,376**.